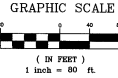


# GATEWAY CROSSING

A PORTION OF THE NORTHEAST QUARTER OF  
SECTION 36, TOWNSHIP 3 NORTH, RANGE 7 WEST  
CITY OF WASHINGTON, DAVISS COUNTY, INDIANA

**LAND OWNER/DEVELOPER**  
GFI INVESTMENT, LLC  
201 E. MAIN STREET  
WASHINGTON, IN 47501  
CONTACT: THOMAS E. GRAHAM, JR.



**BASIS OF BEARINGS**

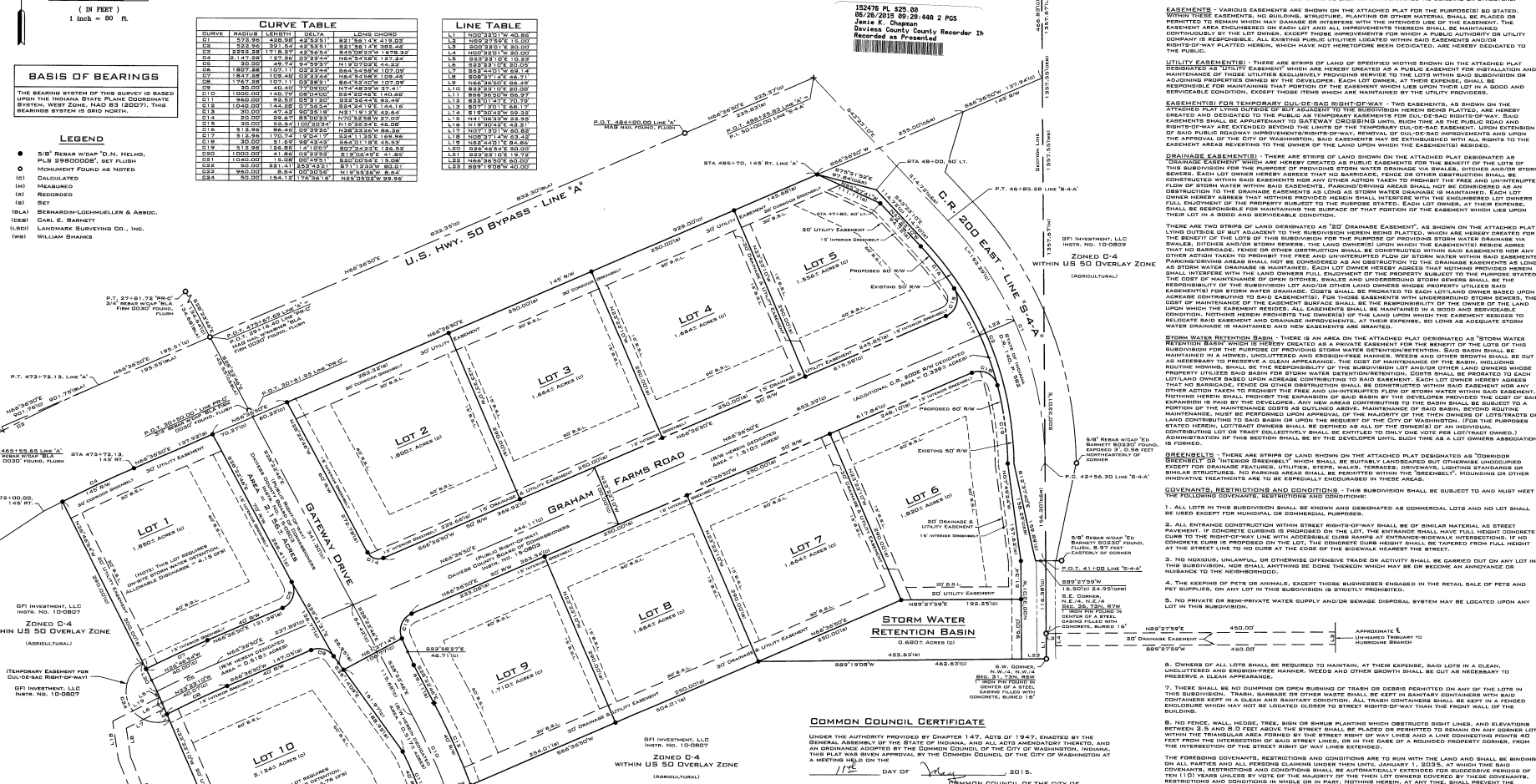
THE BEARING SYSTEM OF THIS SURVEY IS BASED UPON THE INDIANA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83 (SD73). THIS BEARING SYSTEM IS GRID NORTH.

**LEGEND**

- B/S "REAR WCAP" D.N. HELMS, PLUS "BROODERS" SET FLUSH
- MONUMENT FOUND AS NOTED
- (M) MAPPED
- (R) REDWOOD
- (S) "S"
- (SL) BERNARDI-LODDMEYER & ASSOC.
- (GB) DAN E. BARNETT
- (LD) LANDMARK SURVEYING CO., INC.
- (W) WILLIAM WAINES

CURVE	RADIUS	CHORD	DELTA	LONG STATION
C01	207.824	330.224	125.914	121.301
C02	333.824	333.224	125.914	121.301
C03	333.824	333.224	125.914	121.301
C04	333.824	333.224	125.914	121.301
C05	333.824	333.224	125.914	121.301
C06	333.824	333.224	125.914	121.301
C07	333.824	333.224	125.914	121.301
C08	333.824	333.224	125.914	121.301
C09	333.824	333.224	125.914	121.301
C10	333.824	333.224	125.914	121.301
C11	333.824	333.224	125.914	121.301
C12	333.824	333.224	125.914	121.301
C13	333.824	333.224	125.914	121.301
C14	333.824	333.224	125.914	121.301
C15	333.824	333.224	125.914	121.301
C16	333.824	333.224	125.914	121.301
C17	333.824	333.224	125.914	121.301
C18	333.824	333.224	125.914	121.301
C19	333.824	333.224	125.914	121.301
C20	333.824	333.224	125.914	121.301
C21	333.824	333.224	125.914	121.301
C22	333.824	333.224	125.914	121.301
C23	333.824	333.224	125.914	121.301
C24	333.824	333.224	125.914	121.301

LINE	START STATION	END STATION	LENGTH
L1	120.000	120.000	0.00
L2	120.000	120.000	0.00
L3	120.000	120.000	0.00
L4	120.000	120.000	0.00
L5	120.000	120.000	0.00
L6	120.000	120.000	0.00
L7	120.000	120.000	0.00
L8	120.000	120.000	0.00
L9	120.000	120.000	0.00
L10	120.000	120.000	0.00
L11	120.000	120.000	0.00
L12	120.000	120.000	0.00
L13	120.000	120.000	0.00
L14	120.000	120.000	0.00
L15	120.000	120.000	0.00
L16	120.000	120.000	0.00
L17	120.000	120.000	0.00
L18	120.000	120.000	0.00
L19	120.000	120.000	0.00
L20	120.000	120.000	0.00
L21	120.000	120.000	0.00
L22	120.000	120.000	0.00
L23	120.000	120.000	0.00
L24	120.000	120.000	0.00



**GENERAL NOTES**

- THE SUBJECT HEREIN HAS BEEN SUBMITTED TO THE CITY OF WASHINGTON FOR REVIEW AND APPROVAL UNDER THE CITY OF WASHINGTON ZONING ORDINANCE AND THE CITY OF WASHINGTON SUBDIVISION ACT.
- THE SUBJECT PROPERTY IS CURRENTLY ZONED D-4 (DRAINAGE BUSINESS) AND LIES WITHIN THE US 50 OVERLAY ZONE (AGRICULTURAL).
- ACCORDING TO THE FLOOD HAZARD BOUNDARY MAP FOR THE UNINCORPORATED AREA OF DAVISS COUNTY, INDIANA, A FLOOD HAZARD ZONE HAS BEEN IDENTIFIED AS A FLOOD HAZARD ZONE. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD ZONE.
- THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF FACTS THAT MAY BE OBTAINED BY AN INSPECTION OF TITLE OR OTHER DOCUMENTS. THIS DOCUMENTATION WAS NOT PROVIDED BY THE CLIENT FOR THIS SURVEY.
- I AFFIRM, UNDER THE PENALTIES OF PERJURY, THAT I HAVE THE REASONABLE BELIEF TO REPEAT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT I AM A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF INDIANA; THAT THIS PLAN HAS BEEN CONDUCTED FROM A BOUNDARY SURVEY AND ACTUALLY MADE UPON THE GROUND UNDER MY SUPERVISION DURING JANUARY 14, 2015; AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DENNIS H. HELMS, P.L.S. 00000008

**COMMON COUNCIL CERTIFICATE**

UNDER THE AUTHORITY PROVIDED BY CHAPTER 147, ACTS OF 1947, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO, AND AN ORDINANCE ADOPTED BY THE COMMON COUNCIL OF THE CITY OF WASHINGTON, THIS PLAN WAS REVIEWED APPROVED BY THE COMMON COUNCIL OF THE CITY OF WASHINGTON AT A MEETING HELD ON:

11<sup>th</sup> DAY OF July 2015.

COMMON COUNCIL OF THE CITY OF WASHINGTON

ATTEST:  
*Mark Brown*  
 MARK BROWN, CLERK-TREASURER

**PLANNING COMMISSION CERTIFICATE**

UNDER THE AUTHORITY PROVIDED BY CHAPTER 147, ACTS OF 1947, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO, AND AN ORDINANCE ADOPTED BY THE COMMON COUNCIL OF THE CITY OF WASHINGTON, THIS PLAN WAS REVIEWED APPROVED BY THE PLANNING COMMISSION OF THE CITY OF WASHINGTON AT A MEETING HELD ON:

13<sup>th</sup> DAY OF April 2015.

PLANNING COMMISSION OF THE CITY OF WASHINGTON

ATTEST:  
*W. Kelly Jones*  
 WILLIAM E. SUMMERS, PRESIDENT



152476 PL. \$25.00  
 05/26/2015 09:28:48Z P05  
 Jamie K. Chasen  
 Daviss County Recorder, IN  
 Recorded as Presented

**DEDICATION CERTIFICATE**

I, THE UNDERSIGNED THOMAS E. GRAHAM, JR. & JOHN B. GRAHAM, PARTNERS OF GFI INVESTMENT, LLC, HEREBY DEDICATE TO THE PUBLIC THE ENTIRE AREA SHOWN AS PUBLIC SPACE SHOWN ON THE ATTACHED PLAT.

THE SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS GATEWAY CROSSING, A SUBDIVISION WITHIN THE CITY OF WASHINGTON, STATE OF INDIANA. ALL ALLEYS, DRIVEWAYS AND OTHER SPACES SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC.

**SETBACKS - BUILDING SETBACK LINES (S.B.L.) ARE HEREBY ESTABLISHED, AS SHOWN ON THIS PLAT, BETWEEN FRONT LINES AND PROPERTY LINES THAT SHALL BE MAINTAINED OR RESTORED TO ORIGINAL OR EXISTING STRUCTURE.**

**EASEMENTS - VARIOUS EASEMENTS ARE SHOWN ON THE ATTACHED PLAT FOR THE PURPOSES SO STATED. NOTWITHSTANDING ANY EASEMENTS, NO BUILDINGS, PLANTINGS OR OTHER MATERIAL SHALL BE PERMITTED TO REMAIN WHICH MAY DAMAGE OR INTERFERE WITH THE INTENDED USE OF THE EASEMENT. THE EASEMENT AREA ENCUMBERED ON EACH LOT AND ALL IMPROVEMENTS THEREON SHALL BE MAINTAINED CONTINUOUSLY BY THE LOT OWNER. EXCEPT THOSE IMPROVEMENTS FOR WHICH A PUBLIC AUTHORITY OR UTILITY COMPANY IS RESPONSIBLE. ALL EXISTING PUBLIC UTILITIES LOCATED WITHIN THE EASEMENT AREA SHALL BE MAINTAINED AS SHOWN ON THE ATTACHED PLAT HEREIN, WHICH HAVE NOT HERETOFORE BEEN DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC.**

**UTILITY EASEMENTS - THERE ARE STRIPS OF LAND SHOWN ON THE ATTACHED PLAT DESIGNATED AS UTILITY EASEMENTS WHICH ARE HEREBY CREATED AS PUBLIC EASEMENTS FOR INSTALLATION AND MAINTENANCE OF THOSE UTILITIES EXCLUSIVELY PROVIDING SERVICE TO THE LOTS WITHIN SAID SUBDIVISION OR ADJACENT PROPERTIES OWNED BY THE DEVELOPER. EACH UTILITY EASEMENT, IN THESE EASEMENTS, SHALL BE RESPONSIBLE FOR MAINTAINING THAT PORTION OF THE EASEMENT WHICH LIES UPON THEIR LOT IN A GOOD AND SERVICEABLE CONDITION, EXCEPT THOSE THINGS WHICH ARE MAINTAINED BY THE UTILITY PROVIDER.**

**EASEMENTS FOR TEMPORARY DUL-DE-AD RIGHT-OF-WAY - TWO EASEMENTS, AS SHOWN ON THE ATTACHED PLAT, ARE HEREBY CREATED AS PUBLIC EASEMENTS FOR THE BENEFIT OF THE LOTS OF THE SUBDIVISION FOR THE PURPOSES OF PROVIDING STORM WATER DRAINAGE BY BRAILS, DITCHES AND/OR STORM SEWERS. EACH LOT OWNER HEREBY AGREES THAT NO BRACKAGE, FENCE OR OTHER OBSTRUCTION SHALL BE CONSTRUCTED WITHIN SAID EASEMENTS NOR ANY OTHER ACTION TAKEN TO PREVENT THE FREE AND UNINTERRUPTED FLOW OF STORM WATER THROUGH SAID EASEMENTS. PARKING DRIVING AREAS SHALL BE MAINTAINED AS SHOWN ON THE ATTACHED PLAT. EACH LOT OWNER HEREBY AGREES THAT NOTHING PROVIDED HEREIN SHALL INTERFERE WITH THE ENLARGED LOT OWNERS FULL ENJOYMENT OF THE EASEMENT AS SHOWN ON THE ATTACHED PLAT. EACH LOT OWNER, AT THEIR EXPENSE, SHALL BE RESPONSIBLE FOR MAINTAINING THE SURFACE OF THAT PORTION OF THE EASEMENT WHICH LIES UPON THEIR LOT IN A GOOD AND SERVICEABLE CONDITION.**

**DRAINAGE EASEMENTS - THERE ARE STRIPS OF LAND SHOWN ON THE ATTACHED PLAT DESIGNATED AS DRAINAGE EASEMENTS WHICH ARE HEREBY CREATED AS PUBLIC EASEMENTS FOR THE BENEFIT OF THE LOTS OF THE SUBDIVISION FOR THE PURPOSES OF PROVIDING STORM WATER DRAINAGE BY BRAILS, DITCHES AND/OR STORM SEWERS. EACH LOT OWNER HEREBY AGREES THAT NO BRACKAGE, FENCE OR OTHER OBSTRUCTION SHALL BE CONSTRUCTED WITHIN SAID EASEMENTS NOR ANY OTHER ACTION TAKEN TO PREVENT THE FREE AND UNINTERRUPTED FLOW OF STORM WATER THROUGH SAID EASEMENTS. PARKING DRIVING AREAS SHALL BE MAINTAINED AS SHOWN ON THE ATTACHED PLAT. EACH LOT OWNER HEREBY AGREES THAT NOTHING PROVIDED HEREIN SHALL INTERFERE WITH THE ENLARGED LOT OWNERS FULL ENJOYMENT OF THE EASEMENT AS SHOWN ON THE ATTACHED PLAT. EACH LOT OWNER, AT THEIR EXPENSE, SHALL BE RESPONSIBLE FOR MAINTAINING THE SURFACE OF THAT PORTION OF THE EASEMENT WHICH LIES UPON THEIR LOT IN A GOOD AND SERVICEABLE CONDITION.**

**STORM WATER RETENTION BASIN - THERE IS AN AREA ON THE ATTACHED PLAT DESIGNATED AS "STORM WATER RETENTION BASIN" WHICH IS HEREBY CREATED AS A PRIVATE EASEMENT FOR THE BENEFIT OF THE LOTS OF THE SUBDIVISION FOR THE PURPOSES OF PROVIDING STORM WATER DRAINAGE. SAID BASIN SHALL BE MAINTAINED AS SHOWN, UNINTERRUPTED AND EROSION-FREE MAINTAIN. WEEDS AND OTHER GROWTH SHALL BE CUT AS NECESSARY TO PREVENT A SLUSH APPEARANCE. THE COST OF MAINTENANCE OF THE BASIN, INCLUDING THE REMOVAL OF WEEDS, SHALL BE THE RESPONSIBILITY OF THE SUBDIVISION LOT AND/OR OTHER LAND OWNERS WHOSE PROPERTY UTILIZES SAID BASIN FOR STORM WATER DRAINAGE. COSTS SHALL BE PROPORTIONATE TO EACH LOT'S SHARE OF THE BASIN. EACH LOT OWNER HEREBY AGREES THAT NOTHING PROVIDED HEREIN SHALL INTERFERE WITH THE ENLARGED LOT OWNERS FULL ENJOYMENT OF THE EASEMENT AS SHOWN ON THE ATTACHED PLAT. EACH LOT OWNER, AT THEIR EXPENSE, SHALL BE RESPONSIBLE FOR MAINTAINING THE SURFACE OF THAT PORTION OF THE EASEMENT WHICH LIES UPON THEIR LOT IN A GOOD AND SERVICEABLE CONDITION. NOTHING HEREBY PROHIBITS THE OWNER(S) OF THE LAND UPON WHICH THE EASEMENT RESIDES TO DILIGATE SAID EASEMENT AND DRAINAGE AS SHOWN ON THE ATTACHED PLAT AT AN APPROPRIATE INTERVAL. WATER DRAINAGE IS MAINTAINED AND NEW EASEMENTS ARE GRANTED.**

**GREENBELTS - THERE ARE STRIPS OF LAND SHOWN ON THE ATTACHED PLAT DESIGNATED AS "ORCHARD GREENBELT" OR "INTERIOR GREENBELT" WHICH SHALL BE SUITABLY LANDSCAPED OUT OTHERWISE UNINCORPORATED EASEMENTS. SAID GREENBELTS, STRIPS, WALLS, TREES, OR OTHERS, HERETOFORE UNINCORPORATED OR HERETOFORE PROVIDED, SHALL BE MAINTAINED WITHIN SAID GREENBELTS. NOTHING HEREBY PROHIBITS THE OWNER(S) OF THE LAND UPON WHICH THE EASEMENT RESIDES TO DILIGATE SAID EASEMENT AND DRAINAGE AS SHOWN ON THE ATTACHED PLAT AT AN APPROPRIATE INTERVAL. WATER DRAINAGE IS MAINTAINED AND NEW EASEMENTS ARE GRANTED.**

- COVENANTS, RESTRICTIONS AND CONDITIONS - THIS SUBDIVISION SHALL BE SUBJECT TO AND MUST MEET THE FOLLOWING COVENANTS, RESTRICTIONS AND CONDITIONS:**
- ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS COMMERCIAL LOTS AND NO LOT SHALL BE USED EXCEPT FOR MUNICIPAL OR COMMERCIAL PURPOSES.
  - ALL EROSION CONTROL MEASURES SHALL BE OF EQUAL MATERIAL AS STREET PAVEMENT. IF EROSION CONTROL IS PROPOSED ON THE LOT, THE EXCHANGE SHALL HAVE FULL HEIGHT CORROBE CANS TO THE REAR WALL OF THE LOT. THE EXCHANGE SHALL HAVE FULL HEIGHT CORROBE CANS TO THE FRONT WALL OF THE LOT. THE EXCHANGE SHALL HAVE FULL HEIGHT CORROBE CANS TO THE FRONT WALL OF THE LOT. THE EXCHANGE SHALL HAVE FULL HEIGHT CORROBE CANS TO THE FRONT WALL OF THE LOT.
  - NO HOBBIER, UNLAWFUL, OR OTHERWISE OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED OUT ON ANY LOT IN THIS SUBDIVISION.
  - THE KEEPING OF PETS OR ANIMALS, EXCEPT THOSE BUSINESSSES ENGAGED IN THE RETAIL SALE OF PETS AND PET SUPPLIES, OR ANY LOT IN THIS SUBDIVISION IS STRICTLY PROHIBITED.
  - NO PRIVATE OR SEMI-PRIVATE WATER SUPPLY AND/OR SEWER DISPOSAL SYSTEM MAY BE LOCATED UPON ANY LOT IN THIS SUBDIVISION.
  - OWNERS OF ALL LOTS SHALL BE REQUIRED TO MAINTAIN, AT THEIR EXPENSE, SAID LOTS IN A CLEAN, UNINTERRUPTED AND EROSION-FREE MAINTAIN. WEEDS AND OTHER GROWTH SHALL BE CUT AS NECESSARY TO PRESERVE A CLEAN APPEARANCE.
  - THERE SHALL BE NO DUMPING OR OTHER WASTE OF TRASH OR DEBRIS PERMITTED ON ANY OF THE LOTS IN THIS SUBDIVISION. TRASH, DEBRIS OR OTHER WASTE SHALL BE KEPT IN SANITARY CONTAINERS WITH SAID CONTAINERS KEPT IN A CLEAN AND SANITARY CONDITION. ALL TRASH CONTAINERS SHALL BE KEPT IN A FENCED BUILDING.
  - NO FENCE, WALL, HEDGE, TREE, BUSH OR SHRUB PLANTING WHICH OBSTRUCTS RIGHT LINES, AND ELEVATIONS BETWEEN 2.5 AND 8.0 FEET ABOVE THE STREET SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY OTHER LOT OTHER THAN THE TRANSFERRED LOT. ANY SUCH PLANTING SHALL BE KEPT IN A FENCED BUILDING.
  - NO FENCE, WALL, HEDGE, TREE, BUSH OR SHRUB PLANTING WHICH OBSTRUCTS RIGHT LINES, AND ELEVATIONS BETWEEN 2.5 AND 8.0 FEET ABOVE THE STREET SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY OTHER LOT OTHER THAN THE TRANSFERRED LOT. ANY SUCH PLANTING SHALL BE KEPT IN A FENCED BUILDING.

WITH MY HAND AND SEAL THIS 17<sup>th</sup> DAY OF April, 2015.

*Thomas E. Graham, Jr.*  
 THOMAS E. GRAHAM, JR., MEMBER  
 GFI INVESTMENT, LLC

*John B. Graham*  
 JOHN B. GRAHAM, MEMBER  
 GFI INVESTMENT, LLC

STATE OF INDIANA  
 COUNTY OF DAVISS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED THOMAS E. GRAHAM, JR. & JOHN B. GRAHAM, MEMBERS OF GFI INVESTMENT, LLC, AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES HERIN EXPRESSED.

REGIONS IN DAVISS COUNTY, STATE OF INDIANA  
 MY COMMISSION EXPIRES May 10, 2016

WITNESS MY HAND AND NOTORIAL SEAL THIS 17<sup>th</sup> DAY OF April, 2015.

*W. Kelly Jones*  
 WILLIAM E. SUMMERS, NOTARY PUBLIC

LANDMARK SURVEYING CO., INC.  
 15 N.E. 3RD STREET  
 WASHINGTON, INDIANA 47501  
 (812) 257-0950  
 Email: landmark@landmarksurvey.com  
 Project No. 15-05-0130  
 © 2015

Final Subdivision Plat  
 Gateway Crossing  
 Washington, IN 47501

REVISIONS	DATE

DATE: 04-20-2015  
 DRAWN BY: D.H.H.  
 CHECKED BY: D.H.H.  
 SHEET No. S1  
 of 2 SHEETS  
 FILE NAME: Gateway Crossing